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DIRECTOR

**PLANNING & DEVELOPMENT SERVICES**  
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January 13, 2025

Update No. 111

12-11

**TO:** Persons Holding Copies of the San Diego County Zoning Ordinance

**FROM:** Planning & Development Services

**RE:** AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by the Board of Supervisors on December 11, 2024, by Ordinance No. 10928 and 10929 (N.S.), effective January 11, 2025.

As part of adoption of the Fallbrook Sub-Area Plan, the ordinance amends various sections of the Fallbrook Village Regulations including changes to building setbacks, building height, commercial parking requirements, and general administrative clean-up.

Please substitute these pages in your hard copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

<b>REMOVE</b>	<b>ADD</b>	<b>SECTION CHANGES/DESCRIPTION</b>
Section 2050 Compatibility Matrix (4 Pages)	Section 2050 Compatibility Matrix (4 Pages)	Updates the Compatibility Matrix to correct consistency oversight between the Fallbrook Village Zoning and General Commercial General Plan designation.
Sections 8100-8130 (8 pages)	Sections 8100-8130 (9 pages)*	Updates FB-V1 zone sections, 8100, 8102 8103, 8120, and 8130 to amend placement of residential uses, building setbacks, density, building height, and commercial parking requirements.
Sections 8200-8230 (10 Pages)	Sections 8200-8230 (10 Pages)*	Updates FB-V2 zone sections 8200, 8202, 8203, 8204, 8220, 8230 to amend density, building setbacks, building height, and commercial parking requirements.

Sections 8300-8330 (11 Pages)	Sections 8300-8330 11 Pages)*	Updates the FB-V3 zone sections 8300, 8302, 8303, 8304, 8320, 8330 to amend density, building setbacks, building height, and commercial parking requirements.
Sections 8400-8430 (7 Pages)	Sections 8400-8430 (9 Pages)*	Updates the FB-V4 sections 8400, 8403 to amend density, building setbacks, building height, and commercial parking requirements.
Sections 8500-8530 (6 Pages)	Sections 8500-8530 (6 Pages)*	Updates the FB-V5 sections 8500, 8520, 8530 to amend density, building setbacks, building height, and commercial parking requirements.
<i>*Please replace the entirety of Section 8001 with the updated version dated 12-11</i>		

Upon insertion of these pages, we suggest you fill in the space provided for Update No. 111 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact staff at [PDS.LongRangePlanning@sdcounty.ca.gov](mailto:PDS.LongRangePlanning@sdcounty.ca.gov).



VINCE NICOLETTI, Director  
Planning & Development Services

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2000 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

**COMPATIBILITY MATRIX**

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

**USE REGULATIONS**

	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94				
<b>Land Use Designations</b>	R S	R D	R M	R V	R U	R R O	R R	R C	R M H	C 3 0	C 3 1	C 3 2	C 3 4	C 3 5	C 3 6	C 3 7	C 3 8	C 4 0	C 4 2	C 4 4	C 4 6	M 5 0	M 5 2	M 5 4	M 5 6	M 5 8	A 7 0	A 7 2	S 8 0	S 8 2	S 8 6	S 8 8	S 9 0	S 9 2	S 9 4				
<b>Village Residential</b>																																							
Village Residential 30 (VR-30)	O	●	●	●	●	●		●	●		O		O	O																									
Village Residential 24 (VR-24)	O	●	●	●	●	●		●	●		O		O	O																									
Village Residential 20 (VR-20)	O	●	●	●	●	●		●	●		O		O	O																									
Village Residential 15 (VR-15)	O	●	●	●	●	●		●	●		O		O	O														O	O									O	
Village Residential 10.9 (VR-10.9)	●	●	●	●	●	●		O	●		O		O	O														O	O									O	
Village Residential 7.3 (VR-7.3)	●	●	●	●	●	●		O	●		O		O	O														O	O									O	
Village Residential 4.3 (VR-4.3)	●	●	●	●	●	●		O	●																			O	O									O	
Village Residential 2.9 (VR-2.9)	●	●	O	O	O	●		O	●																			O	O									O	
Village Residential 2 (VR-2)	●	●	O	O	O	●		O	●																			O	O									O	
<b>Semi-Rural</b>																																							
Semi-Rural 0.5 (SR-05)	●	O				●		●	●																			O	O									O	
Semi-Rural 1 (SR-1)	●					●		●	●																			O	O									O	
Semi-Rural 2 (SR-2)	O					O		●	O	O					O			O	O									●	●									●	
Semi-Rural 4 (SR-4)	O					O		●	O	O					O			O	O									●	●									●	
Semi-Rural 10 (SR-10)						O		●	O	O					O			O	O									●	●									●	
<b>Rural Lands</b>																																							
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Rural Lands 40 (RL-40)								●	O						O			O	O										●	●								●	
Rural Lands 80 (RL-80)								●	O						O			O	O										●	●								●	
<b>Commercial</b>																																							
General Commercial (C-1)										●	O	●	●	●	●	O	O	O	●	●	●	●																	
Office Professional (C-2)										●	O	O	O	O	O	O	O	O	O	O	O	●																	
Neighborhood Commercial (C-3)								O		●	O	●	O	O	O	O	O	O	O	O	O	O																	
Rural Commercial (C-4)								O		O	O	●	O	O	O	O	O	O	●	●	●	O																	
Village Core Mixed Use (C-5)					O			O		●	●	●	●	●	●	●	●	●	O	●	O	●	O	O															
<b>Industrial</b>																																							
Limited Impact Industrial (I-1)															O	O	O	O					●	●	O														
Medium Impact Industrial (I-2)															O	●	●	●					O	●	●	●	O												
High Impact Industrial (I-3)															O	O	O	O						O	●	●	●												
<b>Other</b>																																							
Public Agency Lands	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	
Specific Plan Area (SPA)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public/Semi-Public Facilities (P/SP)	O				O	O	O		O																			●	●									●	
Open Space-Conservation (OS-C)																												O	O										O
Open Space-Recreation (OS-R)						O	O																					O	O										O

**MATRIX LEGEND:** ● Consistent Use Regulation, ○ Special Circumstances

# COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

*NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.*

## VILLAGE REGULATIONS

	Fallbrook					Ramona						Alpine			Camp Lockett																				
	FB-V1	FB-V2	FB-V3	FB-V4	FB-V5	RM-V5	RM-V4	RM-V3	RM-V2	RM-V1	RM-CD	AL-V2	AL-V1	AL-CD	CL-1	CL-2	CL-3	CL-4	CL-5																
Land Use Designations	V1	V2	V3	V4	V5	V5	V4	V3	V2	V1	CD	V2	V1	CD																					
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Semi-Rural 4 (SR-4)						●	●	●	●	●	●	●	●	●																					
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General Commercial (C-1)	●	●	●	●	●	●	●	●	●	●	●	●	●	●																					
Office Professional (C-2)						●	●	●	●	●	●	●	●	●																					
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Public Agency Lands	○	○	○	○	○	●	●	●	●	●	●	●	●	●																					
Specific Plan Area (SPA)	●	●	●	●	●																														
Public/Semi-Public Facilities (P/SP)	○	○	○	○	○	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●															
Open Space-Conservation (OS-C)	○	○	○	○	○																														
Open Space-Recreation (OS-R)	○	○	○	○	○																														

**MATRIX LEGEND:** ● Consistent Use Regulation, ○ Special Circumstances

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)  
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10700 (N.S.) adopted 12-9-20)  
(Amended by Ord. No 10929 (N.S.) adopted 12-11-24)



## PART EIGHT: VILLAGE REGULATIONS

### GENERAL PROVISIONS

#### 8000 GENERAL INTENT

The Village Regulations apply to the village areas within the County in which specific development regulations have been developed to achieve a community's vision of how its village areas, because of the unique mix of higher density housing and higher intensity commercial uses, will look and function in the future to ultimately result in revitalizing the village and providing an economic benefit by increasing use of the village area by residents and visitors. Further, the Village Regulations are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

#### 8001 FALLBROOK VILLAGE REGULATIONS

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)

8100

FB-V1            FALLBROOK VILLAGE 1 ZONE

8100            INTENT

The Village 1 (FB-V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8102            PERMITTED USES

The following use types are permitted by the FB-V1 Zone:

a.            Civic Use Types.

Administrative Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services  
Lodge, Fraternal and Civic Assembly  
Minor Impact Utilities  
Parking Services  
Small Schools

b.            Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales: Horticultural Sales  
Animal Sales and Services: Grooming  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking  
Business Support Services  
Communications Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited  
Transient Habitation: Lodging



(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

### 8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to upper floors on Main Avenue.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8105 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V1 Zone upon issuance of a Major Use Permit:

- a. Commercial Use Types.  
Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8120 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V1 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 30 dwelling units per acre.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

- e. Maximum Floor Area

No maximum floor area.

- f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

## g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V1 Zone.

Buildings shall have a maximum height of 36 feet.

## h. Lot Coverage

No lot coverage requirement.

## i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings within a zero (0) to fifteen (15) foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Front: Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than five (5) feet from the ground floor façade.

Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

Side, Interior: 0 feet from lot line (permitted)  
 Side, Exterior: 0 feet from lot line (mandatory)  
 Rear: 0 feet from lot line (permitted)

## j. Open Space

0 (no usable open space required).

8120

k. Special Area Regulation

Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Accessory outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

2. Parking Services

3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V1 Zone shall be included in the definition of “Commercial Zones.”

n. On-Premise Sign Regulations

All property with the FB-V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8130 PARKING REGULATIONS

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

- b. **Parking Requirements.** All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
1. **FB-V1 Zone Parking Exceptions.** The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
    - a) Personal Service Uses 2.0 Spaces per KSF GFA
    - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
    - c) Retail Uses 2.0 Spaces per KSF GFA
    - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
  2. **Exemptions from Parking Requirements.** No parking shall be required for the following in FB-V1:
    - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
    - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. **Relationship of Required Parking to Building Site.** Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 900 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. **Location of Parking on Building Site.**
1. **Bicycle Spaces.** Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

8130

- c) As close to the building entrances as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
  - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.
  - 4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130 d. 1 – 3 above.
- e. Parking Space Dimensions.
- 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
- 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8200

FB-V2            FALLBROOK VILLAGE 2 ZONE

8200            INTENT

The FB-V2 Zone is intended to provide a buffer between the retail-oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8202            PERMITTED USES

The following use types are permitted by the FB-V2 Zone:

a.            Civic Use Types.

Administrative Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services  
Law Enforcement Services  
Lodge, Fraternal and Civic Assembly  
Minor Impact Utilities  
Parking Services  
Religious Assembly  
Small Schools

b.            Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales: Horticultural Sales  
Animal Sales and Services: Grooming  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking  
Automotive and Equipment: Repairs, Light Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Business Support Services  
Communications Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Retail Sales: General



Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited  
 Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

### 8203 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the FB-V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
  - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;
  - f) Proposed grading and removal of natural materials, including finished topography of the site;

- g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
- 3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
  - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
  - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
- 4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
  - a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

- b. Civic Use Types.

Child Care Center – 24 children or less

- c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

- d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)  
 (Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Minor Use Permit:

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V2 Zone upon issuance of a Major Use Permit:

- a. Civic Use Types.  
Major Impact Services and Utilities
- b. Commercial Use Types.  
Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8220 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V2 Zone shall be subject to the following site development regulations:

- a. Animals  
The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).
- b. Density  
The Density Regulations beginning at Section 4100 shall apply to the Fallbrook Village 2 Zone.  
A maximum of 30 dwelling units per acre.
- c. Lot Area  
No minimum or maximum lot area.
- d. Building Type  
Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V2 Zone.  
Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.
- e. Maximum Floor Area  
No maximum floor area.

## f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

## g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V2 Zone.

Buildings shall have a maximum height of 36 feet.

## h. Lot Coverage

No lot coverage requirement.

## i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet minimum; 15 foot maximum*
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet minimum; 15 foot maximum*
Rear:	0 feet from lot line (permitted)

\*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

## j. Open Space

0 (no usable open space required).

8220

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8230 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

- b. **Parking Requirements.** All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
1. **FB-V2 Zone Parking Exceptions.** The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
    - a) Personal Service Uses 2.0 Spaces per KSF GFA
    - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
    - c) Retail Uses 2.0 Spaces per KSF GFA
    - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
  2. **Exemptions from Parking Requirements.** No parking shall be required for the following in FB-V2:
    - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
    - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. **Relationship of Required Parking to Building Site.** Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. **Location of Parking on Building Site.**
1. **Bicycle Spaces.** Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106.)
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- c) As close to the building entrances as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
  - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.
  - 4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230 d.1 – 3 above.
- e. Parking Space Dimensions.
- 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
- 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.



2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8300

FB-V3 FALLBROOK VILLAGE 3 ZONE

8300 INTENT

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8302 PERMITTED USES

The following use types are permitted by the FB-V3 Zone:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Agricultural Sales
- Agricultural and Horticultural Sales: Horticultural Sales
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

Automotive and Equipment: Sales/Rentals, Farm Equipment  
 Automotive and Equipment: Sales/Rentals, Light Equipment  
 Building Maintenance Services  
 Business Equipment Sales and Services  
 Business Support Services  
 Communications Services  
 Construction Sales and Services  
 Financial, Insurance and Real Estate Services  
 Funeral and Interment Services: Undertaking  
 Medical Services  
 Personal Services, General  
 Repair Services, Consumer  
 Research Services  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited  
 Transient Habitation: Lodging  
 Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the FB-V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
  - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;
  - f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
  - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.

- d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit process requirement of Section 8303.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
  - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8304 USES SUBJECT TO A MINOR USE PERMIT

- a. Commercial Use Types.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8305 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V3 Zone upon issuance of a Major Use Permit:

- a. Civic Use Types.

Major Impact Services and Utilities

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8320 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V3 Zone shall be subject to the following site development regulations:

- a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V3 Zone.

A maximum of 30 dwelling units per acre.

- c. Lot Area

No minimum or maximum lot area.

- d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V3 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V3 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V3 Zone.

Buildings shall have a maximum height of 36 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V3 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).



k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations:

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services.
2. Operations involving the manufacturing and production of art, as well as the outdoor storage of art manufacturing and production equipment and supplies.
3. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8330.d. of the Fallbrook FB-V3 Zone Parking Regulations.
4. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8330.c.3 of the Fallbrook FB-V3 Zone Parking Regulations.
5. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply to the portions of the FB-V3 Zone in the Fallbrook Special Parking District where the parking requirements shall be determined pursuant to the Fallbrook FB-V3 Zone Parking Regulations.
6. Parking Services
7. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V3 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the FB-V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8330 PARKING REGULATIONS

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. FB-V3 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

- a) Personal Service Uses 2.0 Spaces per KSF GFA
- b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
- c) Retail Uses 2.0 Spaces per KSF GFA
- d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

b. Parking Requirements. The portion of the FB-V3 Zone specified in Section 5761 b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
  
- d. Location of Parking on Building Site.
  - 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
    - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
  - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
  - 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.
  
- e. Parking Space Dimensions
  - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.

2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
  2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.
  3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8400

FB-V4            FALLBROOK 4 ZONE

8400            INTENT

The Village 4 (FB-V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as on upper floors only along Main Avenue except where the ground floor is designed to allow for the conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8402            PERMITTED USES

The following use types are permitted by the FB-V4 Zone:

a.            Civic Use Types.

Administrative Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services  
Lodge, Fraternal and Civic Assembly  
Minor Impact Utilities  
Parking Services  
Small Schools

b.            Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales: Horticultural Sales  
Animal Sales and Services: Grooming  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking  
Automotive and Equipment: Repairs, Light Equipment  
Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Business Support Services  
Communications Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Retail Sales: General  
Retail Sales: Specialty

Spectator Sports and Entertainment: Limited  
 Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

8403

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Minor Use Permit:

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8405 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V4 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8420 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V4 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V4 Zone.

A maximum of 30 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V4 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the FB-V4 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V4 Zone.

Buildings shall have a maximum height of 36 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero to 15 foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five to 15 foot sidewalk.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front: Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.



8420

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue

Side, Interior: 0 feet from lot line (permitted)  
Side, Exterior: 0 feet minimum; 15 feet maximum from lot line  
Rear: 0 feet from lot line (permitted)

\*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

j. Open Space

0 (no usable open space required)

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

m Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V4 Zone shall be included in the definition of "Commercial Zones."

n. On-Premise Sign Regulations

All property with the FB-V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

8430 PARKING REGULATIONS

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

- a) Personal Service Uses 2.0 Spaces per KSF GFA
- b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
- c) Retail Uses 2.0 Spaces per KSF GFA
- d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
  - 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
    - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
  - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
  - 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.
- e. Parking Space Dimensions.
  - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code.

Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
  2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.
  3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
 (Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)  
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
 (Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8500

FB-V5            FALLBROOK 5 ZONE

8500            INTENT

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8502            PERMITTED USES

The following use types are permitted by the FB-V5 Zone:

a.            Residential Use Types.

Family Residential  
Group Residential

b.            Civic Use Types.

Administrative Services  
Clinic Services  
Cultural Exhibits and Library Services  
Essential Services  
Group Care  
Minor Impact Utilities  
Parking Services

c.            Commercial Use Types.

Administrative and Professional Services  
Business Support Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8503 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the FB-V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

b. Residential Use Types

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

8505 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the FB-V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments

Research Services

Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

8520 SITE DEVELOPMENT REGULATIONS

Properties within the FB-V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the FB-V5 Zone.

A maximum of 30 dwelling units per acre.

## c. Lot Area

No minimum or maximum lot area.

## d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the FB-V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

## e. Maximum Floor Area

No maximum floor area.

## f. Floor Area Ratio

No maximum floor area ratio.

## g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the FB-V5 Zone.

Buildings shall have a maximum height of 36 feet.

## h. Lot Coverage

No lot coverage requirement.

## i. Main Building Setbacks

Front:	50 feet from centerline of Mission Boulevard
	30 feet from centerline of Main Avenue
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

## j. Open Space

0 (no usable open space required).

## k. Special Area Regulation

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

8520

I. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the FB-V5 Zone shall be included in the definition of “Residential Zones.”

n. On-Premise Sign Regulations

All property with the FB-V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No 10928 (N.S.) adopted 12-11-24)

8530 PARKING REGULATIONS

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

- a) Personal Service Uses 2.0 Spaces per KSF GFA
- b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
- c) Retail Uses 2.0 Spaces per KSF GFA
- d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA



2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
  - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the FB-V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on a Building Site.
- 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
    - c) As close to the building entrances as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel.
  - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.

4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530 d. 1 – 3 above.
- e. Parking Space Dimensions.
1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
  2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.
  3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)  
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)  
(Amended by Ord. No. 10928 (N.S.) adopted 12-11-24)

USE MATRIX

8600 USE MATRIX

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Fallbrook Village Zone Regulations contained in Sections 8100 through 8500, inclusive.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)



**8700 RAMONA VILLAGE CENTER REGULATIONS**

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center.

The Ramona Village Center Regulations, Sections 8700 through 8860 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Ramona Village Center Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)



**8900 ALPINE VILLAGE CORE REGULATIONS**

The Alpine Village Core Regulations apply to the area identified in the Alpine Community Plan as the Village Core and are intended to preserve and promote the character of Alpine while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established character of Alpine while promoting the economic development of the Alpine Village Core.

The Alpine Village Core Regulations, Sections 8900 through 8980 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Alpine Village Core Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 10348 (N.S.) adopted 7-30-14)